

Minutes of the Planning Commission Meeting of February 2, 2006

4:30 pm

MEMBERS PRESENT: Mayor Kenneth E. Patton, Chairman
John Frey, Council Representative
Ray Porterfield
Dan Enovitch
Jim Oper

ALSO PRESENT: Tom Ockington, Building Commissioner
Diane Schiavone, Acting Secretary

Chairman – I would like to call the Planning Commission meeting to order. Roll call was taken and all members were present. **A motion to approve the Minutes from the January 5, 2005 meeting was made by Dan Enovitch. Second – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #1 – Lot Split / MC Machine, 9000 Brookpark Road

Howard Seeley of Howard R. Selee & Associates, Inc. was present to request Lot Split Approval for MC Machine located at 9000 Brookpark Road. Mayor Patton opened the discussion by noting this item has been on the previous month's agenda, then asked Building Commissioner, Tom Ockington to comment. Tom Ockington noted the county reflects in their records two parcels but only one legal description so the Lot Split request is necessary. **A motion to approve this request was made by John Frey. Second – Mayor Patton. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #2 – Weber Architecture/Fifth Third Bank

Gerald Weber of Weber Architecture was present along with Keith Hamulak of CB Richard Ellis to request Preliminary Site Plan Approval to construct a Fifth/Third Bank to be located on PP# 433-02-001, located on the southeast corner of Biddulph and Tiedeman Roads. The discussion was opened by Gerald Weber stating the construction of the Fifth/Third Bank at this location will be a one-story, free-standing building. He stated test borings have been conducted at this site and met the requirements for construction of this bank building. He noted the placement of the bank building and where a retaining wall will be constructed approximately; twenty-eight (28) feet adjacent to the nearest residential property. John Frey inquired regarding landscaping plans and lighting issues. Dan Enovitch asked if additional green space and/or a natural buffer could be added to the proposed plans in relation to the nearest residential property. Mr. Weber agreed to comply with the request also noting there will be twenty (20) feet of grass between the proposed bank building and Biddulph and Tiedeman Roads. The issue of patron headlights was addressed. Mayor Patton stated if patron headlights became an issue, a fence and/or additional landscaping will be required.

Audience members consisted of: Barbara Stepic, Larry Gerald, Renee Bowen and Ed Wielkiewicz. They opposed the construction of the proposed Fifth/Third Bank at this location, citing traffic and safety issues. Audience member, Barbara Stepic stated potential traffic accidents could occur if right and left turns are permitted in and out of both entrances off of Biddulph and Tiedeman Roads. Gerald Weber stated he would omit the left turn option for the entrance/exit off of Tiedeman Road and make it a right-turn only access. John Frey stated the entrance/exit off of Biddulph Road should be the same.

Mayor Patton suggested the west entrance/exit off of Biddulph Road be removed entirely for safety reasons. Mr. Weber stated that entrance/exit would be omitted from future plans. Mayor Patton also suggested Building Commissioner, Tom Ockington consult HNTB regarding this matter for review. Dan Enovitch questioned if the traffic studies that have been conducted on this area still meet everyone's needs.

Mr. Frey addressed if the proposed bank would be built on tax abatement land. Mr. Ockington said he wasn't sure that it was, but would check into the matter further. **A motion to approve the request for Preliminary Site Plan Approval was made by Mayor Patton. Second – Dan Enovitch. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #3 – Boyer Signs & Graphics, Jinxed

John Behra of Boyer Signs & Graphics was present to request Sign Approval for Jinxed! located at 4666 Ridge Road. Mayor Patton voiced his opposition to the proposed signage with regards to color scheme citing it is too loud and vibrant. Other members concurred. Mayor Patton suggested Boyer Signs return to the client/property owner for further consultation and a possible change in the color scheme. **A motion to table this request for further consultation by the client/property owner was made by Mayor Patton. Seconded – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

A motion to adjourn the meeting was made by John Frey. Second – Mayor Patton. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.

Diane Schiavone, Acting Secretary

Mayor Kenneth E. Patton, Chairman